

SCOPE OF WORK

Demolition and Site Restoration

Greystone Park Psychiatric Hospital
Morris Plains, Morris County, N.J.

PROJECT NO. A1132-00

STATE OF NEW JERSEY

Honorable Chris Christie, Governor
Honorable Kim Guadagno, Lt. Governor

DEPARTMENT OF THE TREASURY

Andrew P. Sidamon-Eristoff, Treasurer



DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION

Steven Sutkin, Director

Date: December 21, 2011

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I. OBJECTIVE

The objective of this project is to demolish the vacant buildings, structures, roadways and paved areas on the grounds of Greystone Park Psychiatric Hospital and restore the site to open space. The site shall be restored as open space for passive recreation use.

To the maximum extent feasible, existing building and pavement materials shall be recycled and/or reused as fill material for the demolished buildings and structures.

Note that concurrent with this project, the State will independently engage a Historic Redevelopment Consultant to perform a Historic Redevelopment Feasibility Analysis. The focus of that analysis will be to assess all conditions that impact redevelopment and advise whether there are options to redevelop the Main Building in an economically self-sustaining manner. Reports completed during the Advisability/Study Phase will be provided to the Historic Redevelopment Consultant for their use.

II. CONSULTANT QUALIFICATIONS

A. CONSULTANT & SUB-CONSULTANT PRE-QUALIFICATIONS

The Consultant shall be a firm pre-qualified with the Division of Property Management & Construction (DPMC) in the P005 Civil Engineering Professional Discipline and have in-house capabilities or Sub-Consultants pre-qualified with DPMC in the following professional disciplines:

- P011 Environmental Engineering that also has a Department of Environmental Protection (DEP) Licensed Site Remediation Professional (LSRP) on staff
- P025 Estimating/Cost Analysis
- P037 Asbestos Design
- P065 Lead Paint Evaluation

Consultant shall also have in-house capabilities or Sub-Consultants pre-qualified with DPMC in all other Architectural, Engineering and Specialty Disciplines necessary to complete the project as described in this Scope of Work (SOW).

III. PROJECT BUDGET

A. CONSTRUCTION COST ESTIMATE (CCE)

The initial Construction Cost Estimate (CCE) for this project is \$21,500,000

The Consultant shall review this Scope of Work and provide a narrative evaluation and analysis of the accuracy of the proposed project CCE in their technical proposal based on their professional experience and opinion

B. CURRENT WORKING ESTIMATE (CWE)

The Current Working Estimate (CWE) for this project is \$25,200,000.

The CWE includes the construction cost estimate and all consulting, permitting and administrative fees.

The CWE is the Client Agency's financial budget based on this project Scope of Work and shall not be exceeded during the design and construction phases of the project unless DPMC approves the change in Scope of Work through a Contract amendment.

C. COST ESTIMATING

On projects with a CCE under \$750,000, the estimate may be prepared by the Consultant's in-house staff or their Sub-Consultant's staff during each design phase of the project. However, if the CCE is \$750,000 or larger, the Consultant or Sub-Consultant providing the estimate must be pre-qualified with DPMC in the P025 Estimating/Cost Analysis Specialty Discipline.

All cost estimates shall be adjusted for regional location, site factors, construction phasing, premium time, building use group, location of work within the building, temporary swing space, security issues, and inflation factors based on the year in which the work is to be performed.

All cost estimates must be submitted on a DPMC-38 Project Cost Analysis form at each design phase of the project with a detailed construction cost analysis in CSI format (2004 Edition) for all appropriate divisions and sub-divisions. The Project Manager will provide cost figures for those items which may be in addition to the CCE such as art inclusion, CM services, etc. and must be included as part of the CWE. This cost analysis must be submitted for all projects regardless of the Construction Cost Estimate amount.

D. CONSULTANT'S FEES

The construction cost estimate for this project ***shall not*** be used as a basis for the Consultant's design and construction administration fees. The Consultant's fees shall be based on the information contained in this Scope of Work document and the observations made and/or the additional information received during the pre-proposal meeting.

IV. PROJECT SCHEDULE

A. SCOPE OF WORK DESIGN & CONSTRUCTION SCHEDULE

The following schedule identifies the estimated design and construction phases for this project and the estimated durations.

PROJECT PHASE	ESTIMATED DURATION (Calendar Days)
1. Advisability Study and Preliminary Investigation (PI) Phase	84
• <i>Project Team & DPMC Plan/Code Unit Review & Comment</i>	14
2. Main Building Evaluation Phase	90
• <i>Refer to paragraph VII.B.</i>	
3. Design Development Phase	84
• <i>Project Team & DPMC Plan/Code Unit Review & Comment</i>	14
4. Final Design Phase	56
• <i>Project Team & DPMC Plan/Code Unit Review & Approval</i>	14
5. Permit Application Phase	14
• <i>Issue Permit</i>	
6. Bid Phase	42
7. Award Phase	28
8. Construction Phase	420

Note that the schedule for demolition is predicated on the completion of a Preliminary Investigation (PI) in accordance with N.J.A.C. 7.26E "Technical Requirements for Site Remediation", (refer to paragraph VII.A.4.). The schedule is based on the assumption that the "Preliminary Investigation" will result in no contamination being identified that requires remediation. Should the Preliminary Investigation result in the identification of contamination requiring remediation the schedule shall be negotiated with the selected consulting firm

B. CONSULTANT'S PROPOSED DESIGN & CONSTRUCTION SCHEDULE

The Consultant shall submit a project design and construction schedule with their technical proposal that is similar in format and detail to the schedule depicted in **Exhibit ‘A’**. The schedule developed by the Consultant shall reflect their recommended project phases, phase activities and activity durations.

The Consultant shall estimate the duration of the project Close-Out Phase based on the anticipated time required to complete each deliverable identified in Section XIV of this document entitled “Contract Deliverables - Project Close-Out Phase” and include this information in the schedule submitted.

A written narrative shall also be included with the technical proposal explaining the schedule submitted and the reasons why and how it can be completed in the time frame proposed by the Consultant.

This schedule and narrative will be reviewed by the Consultant Selection Committee as part of the evaluation process and will be assigned a score commensurate with clarity and comprehensiveness of the submission.

C. CONSULTANT DESIGN SCHEDULE

The Project Manager will issue the Consultant’s approved project schedule at the first design kickoff meeting. This schedule will be binding for the Consultant’s activities and will include the start and completion dates for each design activity. The Consultant and Project Team members shall use this schedule to ensure that all design milestone dates are being met for the project. The Consultant shall update the schedule to reflect performance periodically (minimally at each design phase) for the Project Team review and approval. Any recommendations for deviations from the approved design schedule must be explained in detail as to the causes for the deviation(s) and impact to the schedule.

D. BID DOCUMENT CONSTRUCTION SCHEDULE

The Consultant shall include a construction schedule in Division 1 of the specification bid document. This schedule shall contain, at minimum, the major activities and their durations for each trade specified for the project. This schedule shall be used by the Contractors as an aid in determining their bid price. It shall reflect special sequencing or phased construction requirements including, but not limited to: special hours for building access, weather restrictions, imposed constraints caused by Client Agency program schedules, security needs, lead times for materials and equipment, anticipated delivery dates for critical items, utility interruption and shut-down constraints, and concurrent construction activities of other projects at the site and any other item identified by the Consultant during the design phases of the project.

E. CONTRACTOR CONSTRUCTION PROGRESS SCHEDULE

The Contractor shall be responsible for preparing a coordinated combined progress schedule with the Sub-Contractors after the award of the contract. This schedule shall meet all of the requirements identified in the Consultant's construction schedule. The construction schedule shall be completed in accordance with the latest edition of the Instructions to Bidders and General Conditions entitled, "Article 9, Construction Progress Schedule" (No CPM).

The Consultant must review and analyze this progress schedule and recommend approval/disapproval to the Project Team until a satisfactory version is approved by the Project Team. The Project Team must approve the baseline schedule prior to the start of construction and prior to the Contractor submitting invoices for payment.

The Consultant shall note in Division 1 of the specification that the State will not accept the progress schedule until it meets the project contract requirements and any delays to the start of the construction work will be against the Contractor until the date of acceptance by the State.

The construction progress schedule shall be reviewed, approved, and updated by the Contractor, Consultant and Project Team members at each regularly scheduled construction job meeting and the Consultant shall note the date and trade(s) responsible for project delays (as applicable) in the meeting minutes.

V. PROJECT SITE LOCATION & TEAM MEMBERS

A. PROJECT SITE ADDRESS

The location of the project site is:

Greystone Park Psychiatric Hospital
Lathrop Lane & Central Avenue
Morris Plains, Morris County, NJ 07960

See **Exhibit 'B'** for the project site plan.

B. PROJECT TEAM MEMBER DIRECTORY

The following are the names, addresses, and phone numbers of the Project Team members.

1. DPMC Representative:

Name: Richard Herrero, Project Manager
Address: Division Property Management & Construction

PROJECT NAME: Demolition and Site Restoration
PROJECT LOCATION: Greystone Park Psychiatric Hospital
PROJECT NO: A1132-00
DATE: 12-21-11

20 West State Street, 3rd Floor
Trenton, NJ 08608
Phone No: (609) 292-6558
E-Mail No: richard.herrero@treas.state.nj.us

2. Client Agency Representative:

Name: Robert J Shaughnessy, Assist Deputy Director
Address: Division Property Management & Construction, Office of Real Property
33 West State Street, 9th Floor
Trenton, NJ 08608
Phone No: 609-292-9694
E-Mail No: robert.shaughnessy@treas.state.nj.us

VI. PROJECT DEFINITION

A. BACKGROUND

In July 2008, patients and staff moved into the new Greystone Park Psychiatric Hospital facility, a 450-bed facility in a single self-contained building on the property.

In moving to the new facility 20 buildings totaling 747,000 gross square feet were vacated. These buildings previously housed patients, medical staff, administration staff, maintenance staff, equipment, supplies and various support functions. Additionally, miscellaneous structures exist throughout the 90.4 acre site that are to be removed.

The largest building, Main Building, with a foot print of approximately 157,000 SF, was opened in 1876. The building is constructed primarily of gneiss rock. The basement of the building extends throughout the footprint of the building. Tunnels that served to distribute utilities, materials and supplies exist under the Main Building and extend out to other buildings. Additionally there are “sub-ducts” below the basement level that at one time served to distribute air throughout the building.

The Department of Community Affairs (DCA) has issued a “Notice of Unsafe Structure” in accordance with New Jersey Administrative Code (NJAC) 5:23-2.32 and a “Notice of Imminent Hazard” in accordance with NJAC 5:70-2.16 for the Main Building. These notices were issued due to a collapsing roof structure, asbestos, lead paint and mold growth throughout the structure.

Buildings have been vacant since August 2008.

B. FUNCTIONAL DESCRIPTION OF THE BUILDING

1. Building Description:

Refer to **EXHIBIT 'C'** for a preliminary list of the buildings to be demolished.

VII. CONSULTANT DESIGN RESPONSIBILITIES

A. ADVISABILITY/STUDY PHASE REQUIREMENTS

1. Structural Condition Analysis – Main Building

Consultant shall perform a structural analysis of the Main Building, detail the construction methodology and identify the buildings structural load-bearing components. Perform a general assessment of the condition of the structural components on a wing by wing basis to determine the structural integrity of the building. The goal of this assessment is to aid the Historic Redevelopment Consultant in evaluating potential reuse or redevelopment of the Main Building. Analysis and findings shall be presented in a report supplemented with floor plans of the building.

2. Building, Tunnel, Structures and Paved Areas Survey, Estimate and Report

Consultant shall survey the property to identify and quantify all buildings, tunnels, structures, roads and paved areas to be demolished and areas of the site to be restored.

Based on the survey, the Hazardous Buildings Materials Survey, Recyclable Materials Survey and the Site Remediation “Preliminary Investigation”, Consultant shall prepare a cost estimate for demolition and site restoration. Estimate shall be presented in a report, by building, structure and site element, including commentary explaining any estimate qualifications. Estimate is to be utilized for budgeting purposes.

3. Hazardous Building Materials (HBM) Surveys and Reports

a. Asbestos Containing Materials (ACM)

Consultant shall conduct an asbestos hazard survey of all buildings, tunnels, structures and equipment to identify and categorize building components and systems with ACM. Tests shall be performed to determine and verify the presence of asbestos.

Based upon the quantity of ACM identified, the consultant shall determine the most cost effective methods of removal and disposal in accordance with all State and Federal regulations.

Consultant shall prepare and submit a report of his findings, options considered, estimated cost per option and recommendations for removal and disposal of all building components, equipment and systems with ACM. Estimate shall be presented by building, structure and site element, including commentary explaining any estimate qualifications.

b. Lead Based Paint and Lead Containing Paint (LBP & LCP)

Consultant shall conduct an LBP & LCP hazard survey of all buildings, tunnels, structures and equipment to identify and categorize building components, equipment and systems containing lead hazards. Tests shall be performed to determine and verify the presence of lead.

Based upon the quantity of lead identified, the consultant shall determine the most cost effective methods of removal and disposal in accordance with all State and Federal regulations.

Consultant shall prepare and submit a report of his findings, options considered, estimated cost per option and recommendations for removal and disposal of all building components and systems containing lead. Estimate shall be presented by building, structure and site element, including commentary explaining any estimate qualifications.

c. Universal Waste

“Universal Waste” is defined by the NJ Department of Environmental Protection (NJDEP) in N.J.A.C. 7:26A-1.3.

Consultant shall conduct a universal waste survey of all buildings, tunnels, structures and equipment to identify and categorize universal waste.

Based upon the quantity of universal waste identified, the consultant shall determine the most cost effective methods of removal and disposal in accordance with all State and Federal regulations.

Consultant shall prepare and submit a report of his findings, options considered, estimated cost per option and recommendations for removal and disposal of all universal waste. Estimate shall be presented by building, structure and site element, including commentary explaining any estimate qualifications.

d. Main Building Hazardous Building Materials (HBM)

Based on the ACM, LBP & LCP and Universal Waste surveys, the consultant shall prepare and submit a report, estimated cost and recommendations for addressing the HBM in the Main Building based on three scenarios:

- Demolition of building
- Preserving the building
- Reuse/reoccupy the building

4. Recyclable Materials Survey and Report

Consultant shall conduct a survey of all buildings, tunnels, structures, roads, parking surfaces and paved areas to identify and categorize all recyclable materials in accordance with N.J.A.C. 26A Recycling Rules, including, but not limited to:

- Concrete/Brick/Block/Stone
- Asphalt paving
- Metals

Laboratory tests may be required to verify recyclable materials are free of contamination.

The Consultant shall estimate all costs related to laboratory tests of recyclable materials and include that amount in their fee proposal line item entitled **“Recyclable Materials Testing Allowance”**, refer to paragraph XI.B.

Based upon the quantity and category of recyclable materials identified the consultant shall determine the most cost effective methods of removal, reuse and/or disposal in accordance with all State and Federal regulations.

Consultant shall prepare and submit a report of his findings, options considered and recommendations for removal, reuse and/or disposal of all recyclable materials.

5. Site Remediation

Consultant (LSRP) shall complete a “Preliminary Investigation” (PI) of the site in accordance with N.J.A.C. 7.26E “Technical Requirements for Site Remediation”. The cost to complete the “Preliminary Investigation” (PI) shall be included in the consultant’s lump sum proposal.

B. MAIN BUILDING EVALUATION PHASE

Upon completion of the ADVISABILITY/STUDY PHASE work/services on the Main Building will be suspended for a period of 90 calendar days to permit the State sufficient time to complete and review the Historic Redevelopment Feasibility Analysis. During this period work may proceed on tasks that do not involve the Main Building.

C. DESIGN PHASE REQUIREMENTS

1. Utility Termination and Equipment Removal

Consultant shall identify and coordinate with all utilities for the termination of service and removal of all utility company owned equipment on the grounds of Greystone Park Psychiatric Hospital.

Utility companies servicing Greystone Park Psychiatric Hospital include:

- Electricity: Jersey Central Power and Light (First Energy)
- Gas: Public Service Gas and Electric (PSE&G)
- Water: Township of Parsippany-Troy Hills Water Department

The cost to prepare plans and specifications, identify and coordinate with the utilities for the termination of service and removal of all utility company owned equipment shall be included in the Consultants lump sum fee proposal.

The Consultant shall estimate the cost of any utility fees for the termination of service and removal of utility company owned equipment work and include those amounts in their fee proposal line item entitled “**Utility Fee Allowance**”, refer to paragraph XI.B.

2. Building and Site Demolition

Consultant shall prepare plans and specifications for the demolition of all buildings including basements and below grade building elements, structures and tunnels, removal of all paved surfaces and removal of all underground piping and conduit. Plans and specifications shall include the removal and disposal of ACM, LBP & LCP, universal waste, concrete/brick/block and asphalt paving based on the survey reports.

Consultant shall identify, and include in the construction documents for demolition and site restoration, the removal and disposal of various piles of debris and “trash” located throughout the site.

Construction documents for demolition and site restoration shall include backfilling and compacting all demolition excavations with suitable materials to grade.

Construction documents for demolition and site restoration shall include the removal of Abell Drive, S. Ellis Road and Lowery Street, refer to **EXHIBIT ‘E’**.

Construction documents for demolition and site restoration shall include all required traffic control measures. Consultant shall meet with township and county officials having jurisdiction over the adjacent public roads to determine traffic control requirements.

The cost to prepare plans and specifications, meet and coordinate traffic control measures, including road closures, with township and county officials shall be included in the Consultants lump sum fee proposal.

The Consultant shall estimate the cost of any township and county permits and fees for traffic control measures and include those amounts in their fee proposal line item entitled **“Traffic Control Permit and Fee Allowance”**, refer to paragraph XI.B.

3. Site Restoration

Consultant shall prepare plans and specifications to restore the site as “open space”. This shall include storm water management, top soil and vegetation to prevent erosion.

4. Site Remediation

Based upon the “Preliminary Investigation” (PI) findings, if required the Consultant (LSRP) shall complete a “Site Investigation” (SI) in accordance with N.J.A.C. 7.26E. The Consultant shall estimate all costs related to completion on an SI and include that amount in their fee proposal line item entitled **“Site Remediation Allowance”**, refer to paragraph XI.C.

Based upon the SI findings, if required the Consultant (LSRP) shall complete a “Remedial Investigation” (RI) in accordance with N.J.A.C. 7.26E. The Consultant shall estimate all costs related to completion on an RI and include that amount in their fee proposal line item entitled **“Site Remediation Allowance”**, refer to paragraph XI.C.

Based upon the RI findings, the Consultant (LSRP) shall complete a “Remedial Action Selection” report (RAS) in accordance with N.J.A.C. 7.26E. The Consultant shall estimate all costs related to completion on an RAS and include that amount in their fee proposal line item entitled **“Site Remediation Allowance”**, refer to paragraph XI.C.

Based upon the RAS, the Consultant (LSRP) shall complete a “Remedial Action Workplan” report in accordance with N.J.A.C. 7.26E. The Consultant shall estimate all costs related to completion on a Remedial Action Workplan and include that amount in their fee proposal line item entitled **“Site Remediation Allowance”**, refer to paragraph XI.C.

Remedial Action requirements shall be included in the construction documents for demolition and site restoration. Consultant (LSRP) shall estimate all costs related to monitoring remedial action activities in accordance with N.J.A.C. 7.26E performed by the demolition contractor and include that amount in their fee proposal line item entitled **“Site Remediation Allowance”**, refer to paragraph XI.C.

Consultant (LSRP) shall complete a “Remedial Action Report” in accordance with N.J.A.C. 7.26E. The Consultant shall estimate all costs related to completion of the “Remedial Action Report” and include that amount in their fee proposal line item entitled “**Site Remediation Allowance**”, refer to paragraph XI.C.

D. GENERAL DESIGN OVERVIEW

1. Design Detail:

Section VII of this Scope of Work is intended as a guide for the Consultant to understand the overall basic design requirements of the project and is not intended to identify each specific design component related to code and construction items. The Consultant shall provide those details during the design phase of the project ensuring that they are in compliance with all applicable codes, regulating authorities, and the guidelines established in the DPMC Procedures for Architects and Engineers Manual.

The Consultant shall understand that construction documents submitted to DPMC shall go beyond the basic requirements set forth by the current copy of the Uniform Construction Code NJAC 5:23-2.15(f). Drawings and specifications shall provide detail beyond that required to merely show the nature and character of the work to be performed. The construction documents shall provide sufficient information and detail to illustrate, describe and clearly delineate the design intent of the Consultant and enable all Contractors to uniformly bid the project.

The Consultant shall ensure that all of the design items described in this scope of work are addressed and included in the project drawings and specification sections where appropriate.

It shall be the Consultant’s responsibility to provide all of the design elements for this project. Under no circumstance may they delegate the responsibility of the design; or portions thereof, to the Contractor unless specifically allowed in this Scope of Work.

2. Specification Format:

The Consultant shall ensure that the project design specifications are formatted in the revised and expanded version of the Construction Specifications Institute (CSI) format entitled “Master Format 2004 Edition: Numbers and Titles.”

The Consultant shall review all of the CSI Master Format 2004 specification sections listed and remove those that do not apply and edit those that remain so they are consistent and specific to this project scope of work.

E. PROJECT COMMENCEMENT

A pre-design meeting shall be scheduled with the Consultant and the Project Team members at the commencement of the project to obtain and/or coordinate the following information:

1. Project Directory:

Develop a project directory that identifies the name and phone number of key designated representatives who may be contacted during the design and construction phases of this project.

2. Site Access:

Develop procedures to access the project site and provide the names and phone numbers of approved escorts when needed. Obtain copies of special security and policy procedures that must be followed during all work conducted at the facility and include this information in Division 1 of the specification.

3. Project Coordination:

Review and become familiar with any current and/or future projects at the site that may impact the design, construction, and scheduling requirements of this project. Incorporate all appropriate information and coordination requirements in Division 1 of the specification.

4. Existing Documentation:

Copies of the following documents will be provided on compact disk (CD) to each Consulting firm shortlisted to submit a technical proposal at the pre-proposal meeting to assist in the bidding process.

- Utility Plan, Greystone Park Psychiatric Hospital, prepared *Boswell Engineering*, dated 6/2/98, consisting of 17 drawings.
- Subdivision Map, Greystone Park Psychiatric Hospital, prepared by *Carroll Engineering*, dated 11-10-11, consisting of four sheets.
- Phase 1 Environmental Site Assessment, Greystone Park Psychiatric Hospital, prepared *Boswell Engineering*, Final Draft dated May 1998.
- Main Building Floor Plans, Greystone Psychiatric Hospital, prepared by GRAD Associates, not dated

Review these documents and any additional information that may be provided at a later date such as reports, studies, surveys, equipment manuals, as-built drawings, etc. The State does not attest to the accuracy of the information provided and accepts no responsibility for the consequences of errors by the use of any information and material contained in the documentation provided. It shall be the responsibility of the Consultant to verify the contents and assume full responsibility for any determination or conclusion drawn from the material used. If the information provided is insufficient, the Consultant shall take the appropriate actions necessary to obtain the additional information required.

All original documentation shall be returned to the provider at the completion of the project.

5. Scope of Work:

Review the design and construction administration responsibilities and the submission requirements identified in this Scope of Work with the Project Team members. Items such as: contract deliverables, special sequencing or phased construction requirements, special hours for construction based on Client Agency programs or building occupancy, security needs, delivery dates of critical and long lead items, utility interruptions or shut down constraints for tie-ins, weather restrictions, and coordination with other project construction activities at the site shall be addressed.

This information and all general administrative information; including a narrative summary of the work for this project, *shall be included in Division 1* of the specification. The Consultant shall assure that there are no conflicts between the information contained in Division 1 of the specification and the DPMC General Conditions.

6. Project Schedule:

Review and update the project design and construction schedule with the Project Team members.

F. BUILDING & SITE INFORMATION

The following information shall be included in the project design documents.

1. Building Classification:

Provide the building Use Group Classification and Construction Type on the appropriate design drawing.

2. Building Block & Lot Number:

Provide the site Block and Lot Number on the appropriate design drawing.

3. Building Site Plan:

Only when the project scope involves site work, or when the design triggers code issues that require site information to show code compliance, shall a site plan be provided that is drawn in accordance with an accurate boundary line survey. The site plan shall include, but not be limited to, the following as may be applicable:

- The size and location of new and existing buildings and additions as well as other structures.
- The distance between buildings and structures and to lot lines.
- Established and new site grades and contours as well as building finished floor elevations.

- New and existing site utilities, site vehicular and pedestrian roads, walkways and parking areas.

4. Site Location Map:

Provide a site location map on the drawing cover sheet that identifies the vehicular travel routes from major roadways to the project construction site and the approved access roads to the Contractor's worksite staging area.

G. DESIGN MEETINGS & PRESENTATIONS

1. Design Meetings:

Conduct the appropriate number of review meetings with the Project Team members during each design phase of the project so they may determine if the project meets their requirements, question any aspect of the contract deliverables, and make changes where appropriate. The Consultant shall describe the philosophy and process used in the development of the design criteria and the various alternatives considered to meet the project objectives. Selected studies, sketches, cost estimates, schedules, and other relevant information shall be presented to support the design solutions proposed. Special considerations shall also be addressed such as: Contractor site access limitations, utility shutdowns and switchover coordination, phased construction and schedule requirements, security restrictions, available swing space, material and equipment delivery dates, etc.

It shall also be the responsibility of the Consultant to arrange and require all critical Sub-Consultants to be in attendance at the design review meetings.

Record the minutes of each design meeting and distribute within seven (7) calendar days to all attendees and those persons specified to be on the distribution list by the Project Manager.

2. Design Presentations:

The minimum number of design presentations required for each phase of this project is identified below for reference:

- Advisability/Study Phase: One (1) oral presentation to the project team at phase completion
- Design Development Phase: One (1) oral presentation to the project team at phase completion
- Final Design Phase: One (1) oral presentation to the project team at phase completion.
- Final Design Phase: Oral presentation(s) to Senior Management at phase completion.
The Consultant shall estimate the cost to prepare and present an overview of the project to Senior Management and other interested officials. Consultant shall assume three presentations

will be required and include those amounts in their fee proposal line item entitled “**Management Presentation Allowance**”, refer to paragraph XI.B.

VIII. CONSULTANT CONSTRUCTION RESPONSIBILITIES

A. GENERAL CONSTRUCTION ADMINISTRATION OVERVIEW

This section of the Scope of Work is intended as a guide for the Consultant to understand their overall basic construction administration responsibilities for the project and does not attempt to identify each specific activity or deliverable required during this phase. The Consultant shall obtain that information from the current publication of the DPMC Procedures for Architects and Engineers Manual and any additional information provided during the Consultant Selection Process.

B. PRE-BID MEETING

The Consultant shall attend, chair, record and distribute minutes of the Contractor pre-bid meetings. When bidders ask questions that may affect the bid price of the project, the Consultant shall develop a Bulletin(s) to clarify the bid documents in the format described in the Procedures for Architects and Engineers Manual, Section 9.2 entitled “Bulletins.” These Bulletins must be sent to DPMC at least seven (7) calendar days prior to the bid opening date. DPMC will then distribute the document to all bidders.

C. BID OPENING

The Consultant must attend the bid opening held at the designated location.

In the event that the construction bids received exceed the Consultant’s approved final cost estimate by 5% or more, the Consultant shall redesign and/or set up sufficient approved alternate designs, plans and specifications for the project work, to secure a bid that will come within the allocation specified by the State without impacting the programmatic requirements of the project. Such redesign work and changes to plans, including reproduction costs for submission in order to obtain final approval and permits, shall be undertaken by the Consultant at no additional cost to the State.

D. POST BID REVIEW MEETING, RECOMMENDATION FOR AWARD

The Consultant; in conjunction with the Project Manager, shall review the bid proposals submitted by the various Contractors to determine the low responsible bid for the project. The Consultant; in conjunction with the Project Manager, shall develop a post bid questionnaire based on the requirements below and schedule a post bid review meeting with the Contractor’s representative to review the construction costs and schedule, staffing, and other pertinent information to ensure they

understand the Scope of the Work and that their bid proposal is complete and inclusive of all requirements necessary to deliver the project in strict accordance with the plans and specifications.

1. Post Bid Review:

Review the project bid proposals including the alternates, unit prices, and allowances within seven (7) calendar days from the bid due date. Provide a bid tabulation matrix comparing all bids submitted and make a statement about the high, low, and average bids received. Include a comparison of the submitted bids to the approved current construction cost estimate. When applicable, provide an analysis with supporting data, detailing why the bids did not meet the construction cost estimate.

2. Review Meeting:

Conduct a meeting with the apparent low bid Contractor to discuss their bid proposal and other issues regarding the award of the contract. Remind the Contractor that this is a Lump Sum bid. Request the Contractor to confirm that their bid proposal does not contain errors. Review and confirm Alternate pricing and Unit pricing and document acceptance or rejection as appropriate.

Comment on all omissions, qualifications and unsolicited statements appearing in the proposals. Review any special circumstances of the project. Ensure the Contractor's signature appears on all post bid review documents.

3. Substitutions:

Inquire about any potential substitutions being contemplated by the Contractor and advise them of the State's guidelines for the approval of substitutions and the documentation required. Review the deadline and advise the Contractor that partial submissions are not acceptable. Submission after the deadline may be rejected by the State.

Equal substitutions that are proposed by the Contractor that are of lesser value must have a credit change order attached with the submittal (See Article 4 of the General Conditions). The State has the right to reject the submission if there is no agreement on the proposed credit. Contractor will be responsible to submit a specified item.

4. Schedule:

Confirm that the Contractor is aware of the number of calendar days listed in the contract documents for the project duration and that the Contractor's bid includes compliance with the schedule duration and completion dates. Particular attention shall be given to special working conditions, long lead items and projected delivery dates, etc. Review project milestones (if applicable). This could give an indication of Contractor performance, but not allow a rejection of the bid.

Review the submittal timeframes per the Contract documents. Ask the Contractor to identify what products will take over twenty-eight (28) calendar days to deliver from the point of submittal approval.

If a CPM Schedule is required, review the provisions and have Contractor acknowledge the responsibility. Ask for the name of the CPM Scheduler and the “ballpark” costs.

5. Performance:

Investigate the past performance of Contractor by contacting Architects and owners (generally three of each) that were listed in their DPMC classification package and other references that may have been provided. Inquire how the Contractor performed with workmanship, schedule, project management, change orders, cooperation, paper work, etc.

6. Superintendent:

Remind the Contractor that a full-time non-working superintendent is required per the General Conditions, who must be responsible to address Contract issues. (Article 4.3.2.).

7. Letter of Recommendation:

The Consultant shall prepare a Letter of Recommendation for contract award to the Contractor submitting the low responsible bid within three (3) calendar days from the post bid review meeting. The document shall contain the project title, DPMC project number, bid due date and expiration date of the proposal. It shall include a detailed narrative describing each post bid meeting agenda item identified above and a recommendation to award the contract to the apparent low bid Contractor based on the information obtained during that meeting. Describe any acceptance or rejection of Alternate pricing and Unit pricing.

Comment on any discussion with the Contractor that provides a sense of their understanding of the project and any special difficulties that they see, and how they might approach those problems.

Attach all minutes of the Post bid meeting and any other relevant correspondence with the Letter of Recommendation and submit them to the Project Manager.

E. DIRECTOR’S HEARING

The Consultant must attend any Director’s hearing(s) if a Contractor submits a bid protest. The Consultant shall be present to interpret the intent of the design documents and answer any technical questions that may result from the meeting. In cases where the bid protest is upheld, the Consultant shall submit a new “Letter of Recommendation” for contract award. The hours required to attend the potential hearings and to document the findings shall be estimated by the Consultant and the costs will be included in the base bid of their fee proposal.

F. CONSTRUCTION JOB MEETINGS, SCHEDULES, LOGS

The Consultant shall conduct all of the construction job meetings in accordance with the procedures identified in the A/E manual and those listed below.

1. Meetings:

The Consultant and Sub-Consultant(s) shall attend the pre-construction meeting and all construction job meetings during the construction phase of the project. The Consultant shall chair the meeting, transcribe and distribute the job-meeting minutes for every job meeting to all attendees and to those persons specified to be on the distribution list by the Project Manager. The Agenda for the meeting shall include, but not be limited to the items identified in the Procedures for Architects and Engineers Manual, Section 10.3.1, entitled "Agenda."

Also, the Consultant is responsible for the preparation and distribution of minutes within three (3) calendar days of the meeting. The format to be used for the minutes shall comply with those identified in the "Procedures for Architects and Engineers Manual," Section 10.3.4, entitled, "Format of Minutes." All meeting minutes are to have an "action" column indicating the party that is responsible for the action indicated and a deadline to accomplish the assigned task. These tasks must be reviewed at each job progress meeting until it is completed and the completion date of each task shall be noted in the minutes of the meeting following the task completion.

2. Schedules:

The Consultant; with the input from the Client Agency Representative and Project Manager, shall review and recommend approval of the project construction schedule prepared by the Contractor. The schedule shall identify all necessary start and completion dates of construction, construction activities, submittal process activities, material deliveries and other milestones required to give a complete review of the project.

The Consultant shall record any schedule delays, the party responsible for the delay, the schedule activity affected, and the original and new date for reference.

The Consultant shall ensure that the Contractor provides a two (2) week "look ahead" construction schedule based upon the current monthly updated schedule as approved at the bi-weekly job meetings and that identifies the daily planned activities for that period. This Contractor requirement must also be included in Division 1 of the specification for reference.

3. Submittal Log:

The Consultant shall develop and implement a submittal log that will identify all of the required project submittals as identified in the design specification. The dates of submission shall be determined and approved by all affected parties during the pre-construction meeting.

Examples of the submissions to be reviewed and approved by the Consultant and Sub-Consultant (if required) include: shop drawings, change orders, Request for Information (RFI), equipment and material catalog cuts, spec sheets, product data sheets, MSDS material safety data sheets, specification procedures, color charts, material samples, mock-ups, etc. The submittal review process must be conducted at each job progress meeting and shall include the Consultant, Sub-Consultant, Contractor, Project Manager, and designated representatives of the Client Agency.

The Consultant shall provide an updated submittal log at each job meeting that highlights all of the required submissions that are behind schedule during the construction phase of the project.

G. CONSTRUCTION SITE ADMINISTRATION SERVICES

The Consultant and Sub-Consultant(s) shall provide construction site administration services during the duration of the project. The Consultant and Sub-Consultant(s) do not necessarily have to be on site concurrently if there are no critical activities taking place that require the Sub-Consultant's participation.

The services required shall include, but not be limited to; field observations sufficient to verify the quality and progress of construction work, conformance and compliance with the contract documents, and to attend/chair meetings as may be required by the Project Manager to resolve special issues.

A field observation visit may be conducted in conjunction with regularly scheduled construction job meetings, depending on the progress of work. The Consultant and their Sub-Consultant(s) shall submit a field observation report for each site inspection to the Project Manager. Also, they shall conduct inspections during major construction activities including, but not limited to the following examples: concrete pours, steel and truss installations, code inspections, final testing of systems, achievement of each major milestone required on the construction schedule, and requests from the Project Manager. The assignment of a full time on-site Sub-Consultant does not relieve the Consultant of their site visit obligation.

The Consultant shall refer to Section XIV. Contract Deliverables of this Scope of Work subsection entitled "Construction Phase" to determine the extent of services and deliverables required during this phase of the project.

H. SUB-CONSULTANT PARTICIPATION

It is the responsibility of the Consultant to ensure that they have provided adequate hours and/or time allotted in their technical proposal so that their Sub-Consultants may participate in all appropriate

phases and activities of this project or whenever requested by the Project Manager. This includes the pre-proposal site visit and the various design meetings and construction job meetings, site visits, and close-out activities described in this Scope of Work. Field observation reports and/or meeting minutes are required to be submitted to the Project Manager within three (3) calendar days of the site visit or meeting. All costs associated with such services shall be included in the base bid of the Consultant's fee proposal.

I. DRAWINGS

1. Shop Drawings:

Each Contractor shall review the specifications and determine the numbers and nature of each shop drawing submittal. Five (5) sets of the documents shall be submitted with reference made to the appropriate section of the specification. The Consultant shall review the Contractor's shop drawing submissions for conformity with the construction documents within fourteen (14) calendar days of receipt. The Consultant shall return each shop drawing submittal stamped with the appropriate action, i.e. "Approved", "Approved as Noted", "Approved as Noted Resubmit for Records", "Rejected", etc.

2. As-Built & Record Set Drawings:

The Contractor(s) shall keep the contract drawings up-to-date at all times during construction and upon completion of the project, submit their AS-BUILT drawings to the Consultant with the Contractor(s) certification as to the accuracy of the information prior to final payment. All AS-BUILT drawings submitted shall be entitled AS-BUILT above the title block and dated.

The Consultant shall review the Contractor(s)' AS-BUILT drawings at each job progress meeting to ensure that they are up-to-date. Any deficiencies shall be noted in the progress meeting minutes.

The Consultant shall acknowledge acceptance of the AS-BUILT drawings by signing a transmittal indicating they have reviewed them and that they reflect the AS-BUILT conditions as they exist.

Upon receipt of the AS-BUILT drawings from the Contractor(s), The Consultant shall obtain the original mylars from DPMC and transfer the AS-BUILT conditions to the original full sized signed mylars to reflect RECORD conditions within twenty-eight (28) calendar days of receipt of the AS-BUILT information.

The Consultant shall note the following statement on the original RECORD-SET drawings. "The AS-BUILT information added to this drawing(s) has been supplied by the Contractor(s). The (Architect) (Engineer) does not assume the responsibility for its accuracy other than conformity with the design concept and general adequacy of the AS-BUILT information to the best of the (Architect's) (Engineer's) knowledge."

Upon completion, The Consultant shall deliver the RECORD-SET original mylars to DPMC who will acknowledge their receipt in writing. This hard copy set of drawings and three (3) sets of current release AUTO CAD discs shall be submitted to DPMC and the discs shall contain all AS-BUILT drawings in both “.dwg” (native file format for AUTO CAD) and “.tif” (Tagged Image File) file formats.

J. CONSTRUCTION DEFICIENCY LIST

The Consultant shall prepare, maintain and continuously distribute an on-going deficiency list to the Contractor, Project Manager, and Client Agency Representative during the construction phase of the project. This list shall be separate correspondence from the field observation reports and shall not be considered as a punch list.

K. INSPECTIONS: SUBSTANTIAL & FINAL COMPLETION

The Consultant and their Sub-Consultant(s) accompanied by the Project Manager, Code Inspection Group, Client Agency Representative and Contractor shall conduct site inspections to determine the dates of substantial and final completion. The Project Manager will issue the only recognized official notice of substantial completion. The Consultant shall prepare and distribute the coordinated punch list, written warranties and other related DPMC forms and documents, supplied by the Contractor, to the Project Manager for review and certification of final contract acceptance.

If applicable, the punch list shall include a list of attic stock and spare parts.

L. CLOSE-OUT DOCUMENTS

The Consultant shall review all project close-out documents as submitted by the Contractors to ensure that they comply with the requirements listed in the “Procedure for Architects and Engineers’ Manual.” The Consultant shall forward the package to the Project Manager within twenty-eight (28) calendar days from the date the Certificate of Occupancy/Certificate of Approval is issued. The Consultant shall also submit a letter certifying that the project was completed in accordance with the contract documents, etc.

M. CLOSE-OUT ACTIVITY TIME

The Consultant shall provide all activities and deliverables associated with the “Close-Out Phase” of this project as part of their Lump Sum base bid. The Consultant and/or Sub-Consultant(s) may not use this time for additional job meetings or extended administrative services during the Construction Phase of the project.

N. CHANGE ORDERS

The Consultant shall review and process all change orders in accordance with the contract documents and procedures described below.

1. Consultant:

The Consultant shall prepare a detailed request for Change Order including a detailed description of the change(s) along with appropriate drawings, specifications, and related documentation and submit the information to the Contractor for the change order request submission. This will require the use of the current DPMC 9b form.

2. Contractor:

The Contractor shall submit a DPMC 9b Change Order Request form to the Project Manager within seven (7) calendar days after receiving the Change Order from the Consultant. The document shall identify the changed work in a manner that will allow a clear understanding of the necessity for the change. Copies of the original design drawings, sketches, etc. and specification pages shall be highlighted to clarify and show entitlement to the Change Order.

Copies shall be provided of job minutes or correspondence with all relative information highlighted to show the origin of the Change Order. Supplementary drawings from the Consultant shall be included if applicable that indicate the manner to be used to complete the changed work. A detailed breakdown of all costs associated with the change, i.e. material, labor, equipment, overhead, Sub-Contractor work, profit and bond, and certification of increased bond shall be provided.

If the Change Order will impact the time of the project, the Contractor shall include a request for an extension of time. This request shall include a copy of the original approved project schedule and a proposed revised schedule that reflects the impact on the project completion date. Documentation to account for the added time requested shall be included to support entitlement of the request such as additional work, weather, other Contractors, etc. This documentation shall contain dates, weather data and all other relative information.

3. Recommendation for Award:

The Consultant shall evaluate the reason for the change in work and provide a detailed written recommendation for approval or disapproval of the Change Order Request including backup documentation of costs in CSI format and all other considerations to substantiate that decision.

4. Code Review:

The Consultant shall determine if the Change Order request will require Code review and shall submit six (6) sets of signed and sealed modified drawings and specifications to the DPMC Plan & Code Review Unit for approval, if required. The Consultant must also determine and produce a permit amendment request if required.

5. Cost Estimate:

The Consultant shall provide a detailed cost estimate of the proposed Change Order Request, as submitted by the Contractor, in CSI format (2004 Edition) for all appropriate divisions and sub-divisions using a recognized estimating formula. The estimate shall then be compared with that of the Contractor's estimate. If any line item in the Consultant's estimate is lower than the corresponding line item in the Contractor's estimate, the Consultant in conjunction with the Project Manager is to contact the Contractor by telephone and negotiate the cost differences. The Consultant shall document the negotiated agreement on the Change Order Request form. If the Contractor's total dollar value changes based on the negotiations, the Consultant shall identify the changes on the Change Order Request form accordingly.

When recommending approval or disapproval of the change order, the Consultant shall be required to prepare and process a Change Order package that contains at a minimum the following documents:

- DPMC 9b Change Order Request
- DPMC 10 Consultant's Evaluation of Contractor's Change Order Request
- Consultant's Independent Detailed Cost Estimate
- Notes of Negotiations

6. Time Extension:

When a Change Order Request is submitted with both cost and time factors, the Consultant's independent cost estimate is to take into consideration time factors associated with the changed work. The Consultant is to compare their time element with that of the Contractor's time request and if there is a significant difference, the Consultant in conjunction with the Project Manager is to contact the Contractor by telephone and negotiate the difference.

When a Change Order Request is submitted for time only, the Consultant is to do an independent evaluation of the time extension request using a recognized scheduling formula.

Requests for extension of contract time must be done in accordance with the General Conditions Section 14.2.2.

7. Submission:

The Consultant shall complete all of the DPMC Change Order Request forms provided and submit a completed package to the Project Manager with all appropriate backup documentation within seven (7) calendar days from receipt of the Contractor's change order request. The Consultant shall resubmit the package at no cost to the State if the change order package contents are deemed insufficient by the Project Manager.

8. Meetings:

The Consultant shall attend and actively participate at all administrative hearings or settlement conferences as may be called by Project Manager in connection with such Change Orders and provide minutes of those meetings to the Project Manager for distribution.

9. Consultant Fee:

All costs associated with the potential Contractor Change Order Requests shall be anticipated by the Consultant and included in the base bid of their fee proposal.

If the Client Agency Representative requests a scope change; and it is approved by the Project Manager, the Consultant may be entitled to be reimbursed through an amendment and in accordance with the requirements stated in paragraph 10.01 of this Scope of Work.

IX. PERMITS & APPROVALS

A. REGULATORY AGENCY PERMITS

The Consultant shall comply with the following guidelines to ensure that all required permits, certificates, and approvals required by State regulatory agencies are obtained for this project.

1. NJ Uniform Construction Code Permit:

The Consultant shall complete the NJUCC permit application and all applicable technical sub-code sections with all technical site data listed. The Agent section of the application and certification section of the building sub-code section shall be signed. These documents shall be forwarded to the Project Manager who will send them to the Department of Community Affairs (DCA) and all permit application costs will be paid by DPMC from encumbered funds for the project.

The Consultant may obtain access and copies of all NJUCC Building, Fire, Plumbing, Electrical and Elevator permit applications at the following website: www.nj.gov/dca/codes

The project construction documents must comply with the latest adopted edition of the NJ Uniform Construction Code that is in effect at the Final Design Phase of this project.

All other required project permits shall be obtained and paid for by the Consultant in accordance with the procedures described in paragraph 2. below.

2. Other Regulatory Agency Permits, Certificates, and Approvals:

The Consultant shall identify and obtain all other State Regulatory Agency permits, certificates, and approvals that will govern and affect the work described in this Scope of Work. An itemized list of these permits, certificates, and approvals shall be included with the Consultant's Technical Proposal and the total amount of the application fees should be entered in the Fee Proposal line item entitled, **"Permit Fee Allowance."** See Section XIV. 6.4.8 for a preliminary list of Regulatory Agency approvals.

The Consultant may refer to the Division of Property Management and Construction "Procedures for Architects and Engineers Manual", Section 6.4.8, which presents a compendium of State permits, certificates, and approvals that may be required for this project.

The Consultant shall determine the appropriate phase of the project to submit the permit application(s) in order to meet the approved project milestone dates.

Where reference to an established industry standard is made, it shall be understood to mean the most recent edition of the standard unless otherwise noted. If an industry standard is found to be revoked, or should the standard have undergone substantial change or revision from the time that the Scope of Work was developed, the Consultant shall comply with the most recent edition of the standard.

3. Prior Approval Certification Letters:

The issuance of a construction permit for this project may be contingent upon acquiring various prior approvals as defined by NJAC 5:23-1.4. It is the Consultant's responsibility to determine which prior approvals, if any, are required. The Consultant shall submit a general certification letter to the DPMC Plan & Code Review Unit Manager during the Permit Phase of this project that certifies all required prior approvals have been obtained.

In addition to the general certification letter discussed above, the following specific prior approval certification letters, where applicable, shall be submitted by the Consultant to the DPMC Plan & Code Review Unit Manager: Soil Erosion & Sediment Control, Water & Sewer Treatment Works Approval, Coastal Areas Facilities Review, Compliance of Underground Storage Tank Systems with NJAC 7:14 b, Pinelands Review, Compliance of Abandoned Wells with NJAC 7:9-9, Certification that all utilities have been disconnected from structures to be demolished, Board of Health Approval for Potable Water Wells, Health Department Approval for Septic Systems. It shall be noted that in accordance with NJAC 5:23-2.15(a)5, a permit cannot be issued until the letter(s) of certification is received.

B. STATE INSURANCE APPROVAL

The Consultant shall respond in writing to the FM Global Insurance Underwriter plan review comments through the DPMC Plan & Code Review Unit Manager as applicable. The Consultant shall review all the comments and modify the documents while adhering to the project's SOW requirements, State code requirements, schedule, budget, and Consultant fee.

C. MULTI-BUILDING OR MULTI-SITE PERMITS

A project that involves many buildings and/or sites requires that a separate permit shall be issued for each building or site. The Consultant must determine the construction cost estimate for *each* building and/or site location and submit that amount where indicated on the permit application.

D. PERMIT MEETINGS

The Consultant shall attend and chair all meetings with Permitting Agencies necessary to explain and obtain the required permits.

E. MANDATORY NOTIFICATIONS

The Consultant shall include language in Division 1 of the specification that states the Contractor shall assure compliance with the New Jersey "One Call" Program (1-800-272-1000) if any excavation is to occur at the project site.

The One Call Program is known as the New Jersey Underground Facility Protection Act, N.J.S.A. 48:2-73 through N.J.S.A. 48:2-91, and N.J.A.C. 14:2-1.1 through N.J.A.C. 14:2-6.4.

F. CONSTRUCTION TRAILER PERMITS

If construction trailers are required for the project then the Consultant shall include language in the Supplemental General Conditions that states the Contractor(s) shall be responsible to obtain and pay for each construction trailer permit directly from the Department of Community Affairs. (General Contractor for Single Bid-Lump Sum All Trades contract, and each Contractor for Separate Bids & Single Bid contract).

DCA will allow a single permit application to cover more than one trailer per Contractor provided the building, plumbing, and electrical technical sub-code sections, as applicable, specify the correct numbers and costs. The trailers will not require a plan review.

DCA will inspect each construction trailer and issue a Certificate of Occupancy (CO) separate from the main building construction.

Storage trailers with no utility connections are exempt from this requirement.

X. GENERAL REQUIREMENTS

A. SCOPE CHANGES

The Consultant must request any changes to this Scope of Work in writing. An approved DPMC 9d Consultant Amendment Request form reflecting authorized scope changes must be received by the Consultant prior to undertaking any additional work. The DPMC 9d form must be approved and signed by the Director of DPMC and written authorization issued from the Project Manager prior to any work being performed by the Consultant. Any work performed without the executed DPMC 9d form is done at the Consultant's own financial risk.

B. ERRORS AND OMISSIONS

The errors and omissions curve and the corresponding sections of the "Procedures for Architects and Engineers Manual" are eliminated. All claims for errors and omissions will be pursued by the State on an individual basis. The State will review each error or omission with the Consultant and determine the actual amount of damages, if any, resulting from each negligent act, error or omission.

XI. ALLOWANCES

A. PERMIT FEE ALLOWANCE

The Consultant shall obtain and pay for all of the project permits in accordance with the guidelines identified below.

1. Permits:

The Consultant shall determine the various State permits, certificates, and approvals required to complete this project.

2. Permit Costs:

The Consultant shall determine the application fee costs for all of the required project permits, certificates, and approvals (excluding the NJ Uniform Construction Code permit) and include that amount in their fee proposal line item entitled **“Permit Fee Allowance”**. A breakdown of each permit and application fee shall be attached to the fee proposal for reference.

NOTE: The NJ Uniform Construction Code permit is excluded since it is obtained and paid for by DPMC.

3. Applications:

The Consultant shall fill out and submit all permit applications to the appropriate permitting authorities and the costs shall be paid from the Consultant’s permit fee allowance provided. A copy of the application(s) and the original permit(s) obtained by the Consultant shall be given to the Project Manager for distribution during construction.

4. Consultant Fee:

The Consultant shall determine what is required to complete and submit the permit applications, obtain supporting documentation, attend meetings, etc., and include the total cost in the base bid of their fee proposal under the “Permit Phase” column.

Any funds remaining in the permit allowance account will be returned to the State at the close of the project.

B. RECYCLABLE MATERIALS TESTING ALLOWANCE

Consultant shall estimate the costs to complete the testing of recyclable materials as noted in paragraph VII.A.3 and enter that amount on the fee proposal line item entitled **“Recyclable Materials Testing Allowance”**. Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include, but not be limited to, description of tasks and estimated cost for the each potentially recyclable material.

Any funds remaining in the Recyclable Materials Testing Allowance will be returned to the State at the close of the project.

C. SITE REMEDIATION ALLOWANCE

Consultant shall estimate the costs to complete the site remediation requirements noted in paragraph VII.B.2.A and enter that amount on the fee proposal line item entitled **“Site Remediation Allowance”**. Consultant shall attach a detailed cost breakdown sheet for use by DPMC during the

proposal review and potential fee negotiations. The cost breakdown sheet shall include, but not be limited to, the following information:

- Description of tasks and estimated cost for the following deliverables:
 - Site Investigation Report
 - Remedial Investigation Report
 - Remedial Action Selection Report
 - Remedial Action Workplan
 - Monitor Contractor Remedial Action Activities
 - Remedial Action Report

Any funds remaining in the Site Remediation Allowance will be returned to the State at the close of the project.

D. UTILITY FEE ALLOWANCE

Consultant shall estimate the cost of any utility fees for the termination of service and removal of utility company owned equipment and include those amounts in their fee proposal line item entitled **“Utility Fee Allowance”**. Consultant shall attach a cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall include each utility and anticipated fee.

Any funds remaining in the Utility Fee Allowance will be returned to the State at the close of the project.

E. TRAFFIC CONTROL PERMIT AND FEE ALLOWANCE

The Consultant shall estimate the cost of any township and county permits and fees for traffic control measures and include those amounts in their fee proposal line item entitled **“Traffic Control Permit and Fee Allowance”**. Consultant shall attach a cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall identify agency having jurisdiction, the road impacted and anticipated permit or fee.

Any funds remaining in the Traffic Control Permit and Fee Allowance will be returned to the State at the close of the project.

F. MANAGEMENT PRESENTATION ALLOWANCE

The Consultant shall estimate the cost to prepare and present an overview of the project to Senior Management and other interested officials. Consultant shall assume three presentations will be required and include those amounts in their fee proposal line item entitled **“Management**

Presentation Allowance". Consultant shall attach a cost breakdown sheet for use by DPMC during the proposal review and potential fee negotiations. The cost breakdown sheet shall identify cost per presentation.

Any funds remaining in the Management Presentation Allowance will be returned to the State at the close of the project.

XII. SUBMITTAL REQUIREMENTS

A. CONTRACT DELIVERABLES

All submissions shall include the Contract Deliverables identified in Section XIV of this Scope of Work and described in the DPMC Procedures for Architects and Engineers Manual.

B. PROJECT DOCUMENT BOOKLET

The Consultant shall submit all of the required Contract Deliverables to the Project Manager at the completion of each phase of the project. All reports, meeting minutes, plan review comments, project schedule, cost estimate in CSI format (2004 Edition), correspondence, calculations, and other appropriate items identified on the Submission Checklist form provided in the A/E Manual shall be presented in an 8½" x 11" bound "booklet" format.

C. DESIGN DOCUMENT CHANGES

Any corrections, additions, or omissions made to the submitted drawings and specifications at the Permit Phase of the project must be submitted to DPMC Plan & Code Review Unit as a complete document. Corrected pages or drawings may not be submitted separately unless the Consultant inserts the changed page or drawing in the original documents. No Addendums or Bulletins will be accepted as a substitution to the original specification page or drawing.

D. SINGLE-PRIME CONTRACT

All references to "separate contracts" in the Procedures for Architects and Engineers Manual, Chapter 8, shall be deleted since this project will be advertised as a "Single Bid" (Lump Sum All Trades) contract. The single prime Contractor will be responsible for all work identified in the drawings and specifications.

The drawings shall have the required prefix designations and the specification sections shall have the color codes as specified for each trade in the DPMC Procedure for Architects and Engineers Manual.

PROJECT NAME: Demolition and Site Restoration
PROJECT LOCATION: Greystone Park Psychiatric Hospital
PROJECT NO: A1132-00
DATE: 12-21-11

The Consultant must still develop the Construction Cost Estimate (CCE) for each trade and the amount shall be included on the DPMC-38 Project Cost Analysis form where indicated. This document shall be submitted at each design phase of the project and updated immediately prior to the advertisement to bid.

PROJECT NAME: Demolition and Site Restoration
PROJECT LOCATION: Greystone Park Psychiatric Hospital
PROJECT NO: A1132-00
DATE: 12-21-11

XIII. SOW SIGNATURE APPROVAL SHEET

This Scope of Work shall not be considered a valid document unless all signatures appear in each designated area below.

The Client Agency approval signature on this page indicates that they have reviewed the design criteria and construction schedule described in this project Scope of Work and verifies that the work will not conflict with the existing or future construction activities of other projects at the site.

SOW PREPARED BY:

 12/21/11
JAMES J. MCKENNA, MANAGER
DPMC PROJECT PLANNING AND INITIATION UNIT

SOW APPROVED BY:

 12/21/11
RICHARD J. HERRERO, PROJECT MANAGER
DPMC PROJECT MANAGEMENT GROUP

SOW APPROVED BY:

 12/21/11
ROBERT J. SHAUGHNESSY
ASSISTANT DEPUTY DIRECTOR
DPMC, OFFICE OF REAL PROPERTY

SOW APPROVED BY:

 12/21/11
RICHARD FLODMAN, DEPUTY DIRECTOR
DIV PROPERTY MGT & CONSTRUCTION

XIV.CONTRACT DELIVERABLES

The following is a listing of Contract Deliverables that are required at the completion of each phase of this project. The Consultant shall refer to the DPMC publication entitled, "Procedures for Architects and Engineers," Volumes I and II, 2nd Edition, dated January, 1991 to obtain a more detailed description of the deliverables required for each item listed below.

The numbering system used in this "Contract Deliverables" section of the scope of work corresponds to the numbering system used in the "Procedures for Architects and Engineers" manual and some may have been deleted if they do not apply to this project.

ADVISABILITY/STUDY PHASE

- 1. Building, Tunnel, Structures and Paved Areas Survey, Estimate and Report**
- 2 Hazardous Building Materials (HBM) Surveys and Reports**
- 2. Recyclable Materials Survey and Report**
- 4. Preliminary Investigation (PI) Report**

DESIGN DEVELOPMENT PHASE:

- 7.1 Project Schedule (Update Schedule)**
- 7.2 Meetings & Minutes (Minutes within 5 working days of meeting)**
- 7.3 Correspondence**
- 7.4 Submission Requirements**
 - 7.4.1 A/E Statement of Site Visit, As-Built Drawing Verification (if available)
 - 7.4.3 Special Features Description: communications, security, fire protection, special structural features, etc.
 - 7.4.4 Site Evaluation
 - 7.4.8 Regulatory Agency Approvals (See Section 6.4.8 for listing)
 - 7.4.9 Confirm Utility Terminations/Shut Off (On Site & Public)
 - Sanitary Service
 - Storm Water
 - Domestic Water

- Gas Service
- Fire Service
- Electric Service
- Telephone Service
- 7.4.10 Drawings: 6 sets
 - Cover Sheet (See A/E Manual for format)
 - Site Plan
 - Site Utility Plan
 - Floor Plans
 - Elevations
 - Sections/Details
- 7.4.11 Specifications: 6 sets (See A/E Manual for format, include Division 1 and edit to describe the administrative and general requirements of the project)
- 7.4.12 Current Working Estimate in CSI Format & Cost Analysis 38 Form
- 7.4.13 Design and Construction Schedule
- 7.4.14 Oral Presentation of Submission to Project Team
- 7.4.15 SOW Compliance Statement
- 7.4.16 This Submission Checklist (See A/E Manual, Figure 6.4.16 for format)
- 7.4.17 Deliverables Submission in Booklet Form: 7 sets

7.5 Approval

- 7.5.1 Respond to Submission Comments

7.6 Submission Forms

- Figure 7.4.12 Current Working Estimate/Cost Analysis
- Figure 7.4.16 Submission Checklist

FINAL DESIGN PHASE

This Final Design Phase may require more than one submission based on the technical quality and code conformance of the design documents.

8.1 Schedule (Update Schedule)

8.2 Meeting & Minutes (Minutes within 5 working days of meeting)

8.3 Correspondence

8.4 Submission Requirements

- 8.4.1 A/E Statement of Site Visit
- 8.4.3 Special Features Description, Communication/Security/Fire/Smoke/Exhaust)
- 8.4.4 Site Evaluation
- 8.4.8 Regulatory Agency Approvals (Include itemized list specific to this project)
- 8.4.10 Drawings: 6 sets
- 8.4.11 Specifications: 6 sets
- 8.4.12 Current Working Estimate in CSI Format & Cost Analysis 38 Form
- 8.4.13 Design and Construction Schedule
- 8.4.14 Oral Presentation of this Submission to Project Team
- 8.4.15 Plan Review/SOW Compliance Statement
- 8.4.16 This Submission Checklist
- 8.4.17 Deliverables Submission in Booklet Form: 7 sets

8.5 Approvals

- 8.5.1 Respond to Submission Comments

PERMIT APPLICATION PHASE

This Permit Application Phase should not include any additional design issues. Design documents shall be 100% complete at the Final Design Phase.

8.6 Permit Application Submission Requirements

- 8.6.1 - 8.6.7: If all of the deliverables of these sections have been previously submitted to DPMC and approved there are no further deliverables due at this time
- 8.6.8 Regulatory Agency Approvals
 - (a) UCC Permit Application & Technical Sub-codes completed by A/E
- 8.6.9 Utility Availability Confirmation
- 8.6.10 Signed and Sealed Drawings: 6 sets
- 8.6.11 Signed and Sealed Specifications: 6 sets
- 8.6.12 Current Working Estimate/Cost Analysis
- 8.6.13 Schedule
- 8.6.15 Plan Review/SOW Compliance Statement
- 8.6.16 Submission Checklist

8.7 Approvals

8.8 Submission Forms

- Figure 8.4.12 Current Working Estimate/Cost Analysis
- Figure 8.4.16 Submission Checklist (Final Review Phase)

Figure 8.6.12-b Bid Proposal Form (Form DPMC -3)
Figure 8.6.12-c Notice of Advertising (Form DPMC -31)
Figure 8.6.16 Submission Checklist (Permit Phase)
Figure 8.7 Bid Clearance Form (Form DPMC -601)

BIDDING AND CONTRACT AWARD

9.0 Bidding Phase Requirements

9.0.1 Original Drawings signed & sealed by A/E, one (1) set AUTOCAD Discs
9.02 One Unbound Specification Color Coded per A/E Manual Section 8.4.11
9.03 Bid Documents Checklist
9.04 Bid Proposal Form
9.05 Notice for Advertising

9.1 Chair Pre-Bid Conference/Mandatory Site Visit

9.2 Prepare Bulletins

9.3 Attend Bid Opening

9.4 Recommendation for Contract Award

9.4.1 Prepare Letter of Recommendation for Award & Cost Analysis

9.5 Attend Pre-Construction Meeting

9.6 Submission Checklist

9.7 Submission Forms

Figure 9.4.1 Cost Analysis
Figure 9.6 Submission Checklist

CONSTRUCTION PHASE

10.1 Site Construction Administration

10.2 Pre-Construction Meeting

10.3 Construction Job Meetings

- 10.3.1 Agenda: Schedule and Chair Construction Job Meetings
- 10.3.2 Minutes: Prepare and Distribute Minutes within 5 working days of meeting
- 10.3.3 Schedules; Approve Contractors' Schedule & Update
- 10.3.4 Minutes Format: Prepare Job Meeting Minutes in approved format, figure 10.3.4-a

10.4 Correspondence

10.5 Prepare and Deliver Conformed Drawings

10.7 Approve Contractors Invoicing and Payment Process

10.8 Approve Contractors 12/13 Form for Subs, Samples and Materials

10.10 Approve Test Reports

10.11 Approve Shop Drawings

10.12 Construction Progress Schedule

- 10.12.1 Construction Progress Schedule

10.13 Review & Recommend or Reject Change Orders

- 10.13.1 Scope Changes
- 10.13.2 Construction Change Orders
- 10.13.3 Field Changes

10.14 Construction Photographs

10.15 Submit Field Observation Reports

10.16 Submission Forms

- Figure 10.3.4-a Job Meeting Format of Minutes
- Figure 10.3.4-b Field Report
- Figure 10.6 DPMC Insurance Form-24
- Figure 10.6-a Unit Schedule Breakdown
- Figure 10.6-b Monthly Estimate for Payment to Contractor DPMC 11-2
- Figure 10.6-c Monthly Estimate for Payment to Contractor DPMC 11-2A
- Figure 10.6-d Invoice DPMC 11
- Figure 10.6-e Prime Contractor Summary of Stored Materials DPMC 11-3
- Figure 10.6-f Agreement & Bill of Sale certificate for Stored Materials DPMC 3A

Figure 10.7-a	Approval Form for Subs, Samples & Materials DPMC 12
Figure 10.7-b	Request for Change Order DPMC 9b
Figure 10.9	Transmittal Form DPMC 13
Figure 10.10	Submission Checklist

PROJECT CLOSE-OUT PHASE

11.1 Responsibilities: Plan, Schedule and Execute Close-Out Activities

11.2 Commencement: Initiate Close-Out w/DPMC 20A Project Close-Out Form

11.3 Develop Punch List & Inspection Reports

11.4 Verify Correction of Punch List Items

11.5 Determination of Substantial Completion

11.6 Ensure Issuance of “Temporary Certificate of Occupancy or Approval”

11.7 Initiation of Final Contract Acceptance Process

11.8 Submission of Close-Out Documentation

- 11.8.1 As-Built & Record Set Drawings, 3 sets AUTOCAD Discs Delivered to DPMC
- 11.8.2 (g) Letter of Contract Performance
- 11.8.3 Final Cost Analysis-Insurance Transfer DPMC 25
- 11.8.4 This Submission Checklist

11.9 Final Payment

- 11.9.1 Contractors Final Payment
- 11.9.2 A/E Invoice and Close-Out Forms for Final Payment

11.10 Final Performance Evaluation of the A/E and the Contractors

11.11 Ensure Issuance of a “Certificate of Occupancy or Approval”

11.12 Submission Forms

Figure 11.2	Project Close-Out Documentation List DPMC 20A
Figure 11.3-a	Certificate of Substantial Completion DPMC 20D
Figure 11.3-b	Final Acceptance of Consultant Contract DPMC 20C

PROJECT NAME: Demolition and Site Restoration
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Figure 11.5 Request for Contract Transition Close-Out DPMC 20X
Figure 11.7 Final Contract Acceptance Form DPMC 20
Figure 11.8.3-a Final Cost Analysis
Figure 11.8.3-b Insurance Transfer Form DPMC 25
Figure 11.8.4 Submission Checklist

XV. EXHIBITS

The attached exhibits in this section will include a sample project schedule, and any supporting documentation to assist the Consultant in the design of the project such as maps, drawings, photographs, floor plans, studies, reports, etc.

END OF SCOPE OF WORK

February 7, 1997
Rev.: January 29, 2002

Responsible Group Code Table

The codes below are used in the schedule field "GRP" that identifies the group responsible for the activity. The table consists of groups in the Division of Property Management & Construction (DPMC), as well as groups outside of the DPMC that have responsibility for specific activities on a project that could delay the project if not completed in the time specified. For reporting purposes, the groups within the DPMC have been defined to the supervisory level of management (i.e., third level of management, the level below the Associate Director) to identify the "functional group" responsible for the activity.

<u>CODE</u>	<u>DESCRIPTION</u>	<u>REPORTS TO ASSOCIATE DIRECTOR OF:</u>
CM	Contract Management Group	Contract Management
CA	Client Agency	N/A
CSP	Consultant Selection and Prequalification Group	Technical Services
A/E	Architect/Engineer	N/A
PR	Plan Review Group	Technical Services
CP	Construction Procurement	Planning & Administration
CON	Construction Contractor	N/A
FM	Financial Management Group	Planning & Administration
OEU	Office of Energy and Utility Management	N/A
PD	Project Development Group	Planning & Administration

EXHIBIT 'A'

Activity ID	Description	Respn	Weeks																									
CV3055	Review & Approve Final Design Submittal	CM																										
CV3056	Consolidate & Return Final Design Comments	CM																										
CV3060	Prepare & Submit Permit Application Documents	AE																										
CV3068	Prepare & Submit Bidding Cost Analysis (DPMC-38)	CM																										
Plan Review-Permit Acquisition																												
CV4001	Review Constr. Documents & Secure UCC Permit	PR																										
CV4010	Provide Funding for Construction Contracts	CA																										
CV4020	Secure Bid Clearance	CM																										
Advertise-Bid-Award																												
CV5001	Advertise Project & Bid Construction Contracts	CP																										
CV5010	Open Construction Bids	CP																										
CV5011	Evaluate Bids & Prep. Recommendation for Award	CM																										
CV5012	Evaluate Bids & Prep. Recommendation for Award	AE																										
CV5014	Complete Recommendation for Award	CP																										
CV5020	Award Construction Contracts/Issue NTP	CP																										
Construction																												
CV6000	Project Construction Start/Issue NTP	CM																										
CV6001	Contract Start/Contract Work (25%) Complete	CON																										
CV6002	Preconstruction Meeting	CM																										
CV6003	Begin Preconstruction Submittals	CON																										
CV6004	Longest Lead Procurement Item Ordered	CON																										
CV6005	Lead Time for Longest Lead Procurement Item	CON																										
CV6006	Prepare & Submit Shop Drawings	CON																										
CV6007	Complete Construction Submittals	CON																										
CV6011	Roughing Work Start	CON																										
CV6012	Perform Roughing Work	CON																										
CV6010	Contract Work (50%+) Complete	CON																										
CV6013	Longest Lead Procurement Item Delivered	CON																										
CV6020	Contract Work (75%) Complete	CON																										

DBCA - TEST

Sheet 2 of 3

NOTE:
Refer to section "IV Project Schedule" of the
Scope of Work for contract phase durations.

Bureau of Design & Construction Services
Routine Project

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Exhibit 'A'

Greystone Park Psychiatric Hospital

Lathrop Lane & Central Avenue
Morris Plains, Morris County, NJ 07960

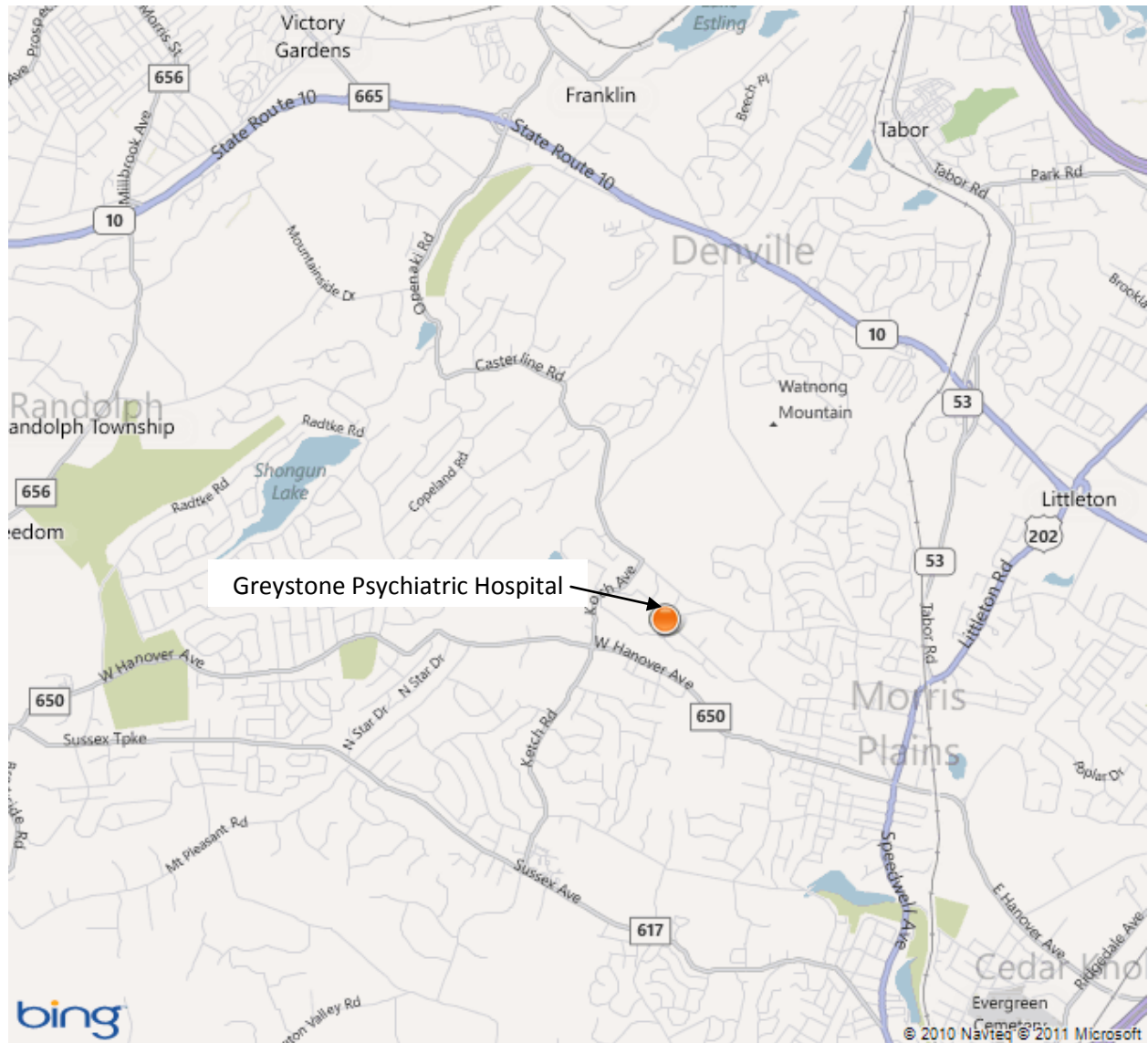
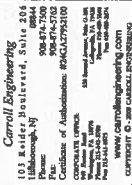


EXHIBIT 'B'

DPMC Project No. A1132-00

**Preliminary Building List
Greystone Psychiatric Hospital**

Levels at Grade or Above	Building Descriptioion	Area Summary			Roof Area (SF)	Gross Area (SF)
		Footprint (SF)	Basement (SF)	Levels at Grade or Above (SF)		
4	Main Building	156,830	156,830	331,423	215,641	488,253
2	Abell	42,950	42,950	30,961	59,056	73,911
1	Work & Training Women's OT #2	13,500		13,500	18,563	13,500
1	Work & Training Men's OT #1	13,500		13,500	18,563	13,500
1	Park Place	7,122		7,122	9,763	7,122
2	North Cottage	8,450		16,899	11,619	16,899
2	South Cottage	6,000		12,000	8,250	12,000
2	Firehouse	8,300		21,000	11,413	21,000
1	Engineering Building	25,900		29,000	35,613	29,000
1	Power House	8,000		8,000	11,000	8,000
1	Engineering Storage (2) Quonset	925		925	1,272	925
1	Service Unit (Wayside)	2,940		2,940	4,043	2,940
3	Storehouse	3,500		11,703	4,813	11,703
1	Storehouse Annex	16,068		16,068	22,094	16,068
1	Horse Barn	5,320		7,315	5,320	292
1	Main Garage (Foundation Only)	12,204		12,204	16,781	12,204
1	Gas House	4,600		4,600	6,325	4,600
1	Paint shop	1,170		1,170	1,609	1,170
1	Engineering Storage (1) Quonset	925		925	1,272	925
1	New Laundry	8,000		8,000	11,000	8,000

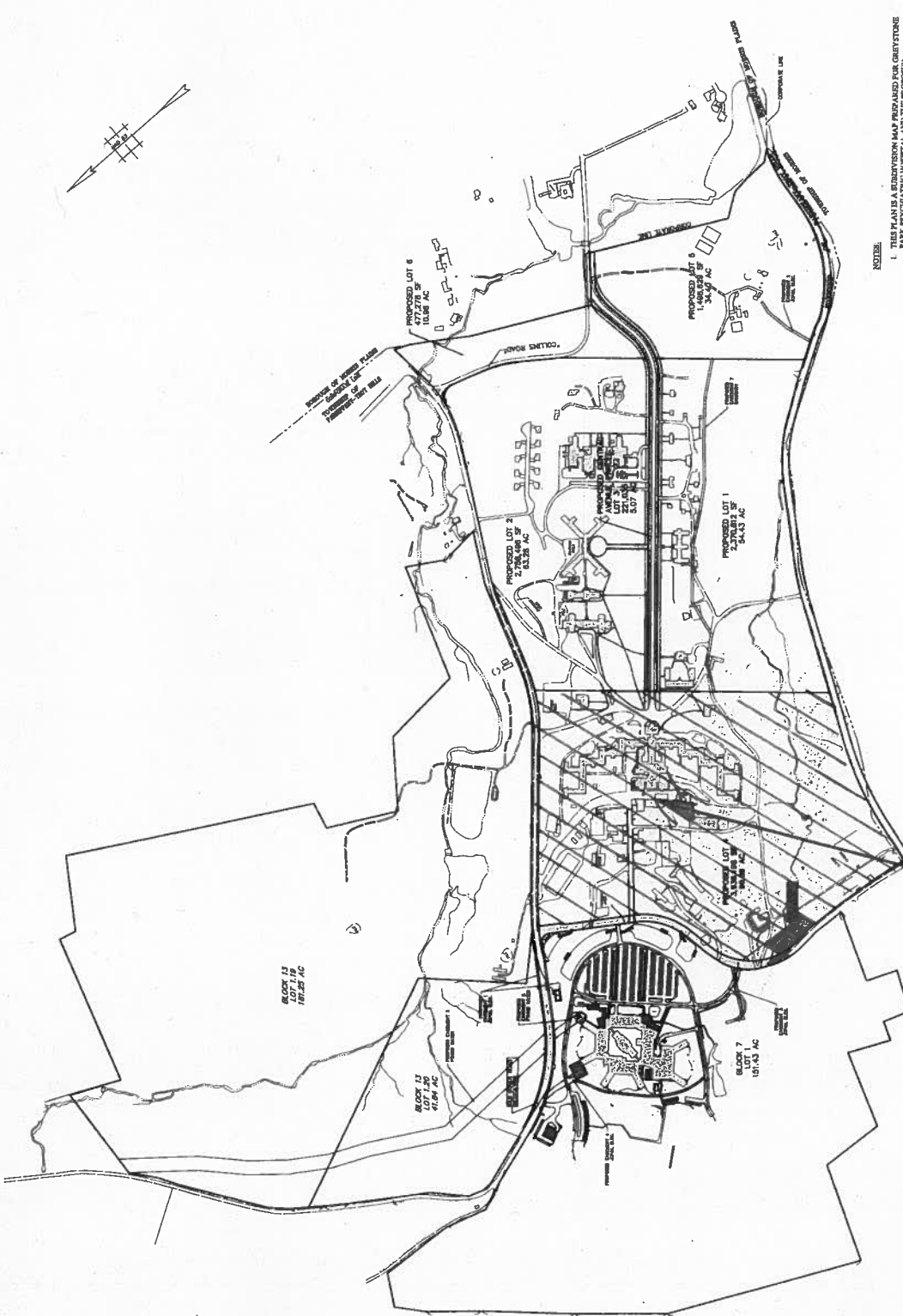


HAROLD E. NOON
NJ PROFESSIONAL LAND SURVEYOR
NJ UC. NO. 24GS03401400
DATE:

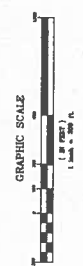
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GREYSTONE PARK PSYCHIATRIC HOSPITAL
SITUATED IN
LOT 1 IN BLOCKS 7, 10, & 13
PARSHIPPANY - TROY HILLS
MORRIS COUNTY, NEW JERSEY
PREPARED FOR
JACOBS ENGINEERING
299 MADISON AVENUE
MORRISTOWN, NJ 07962

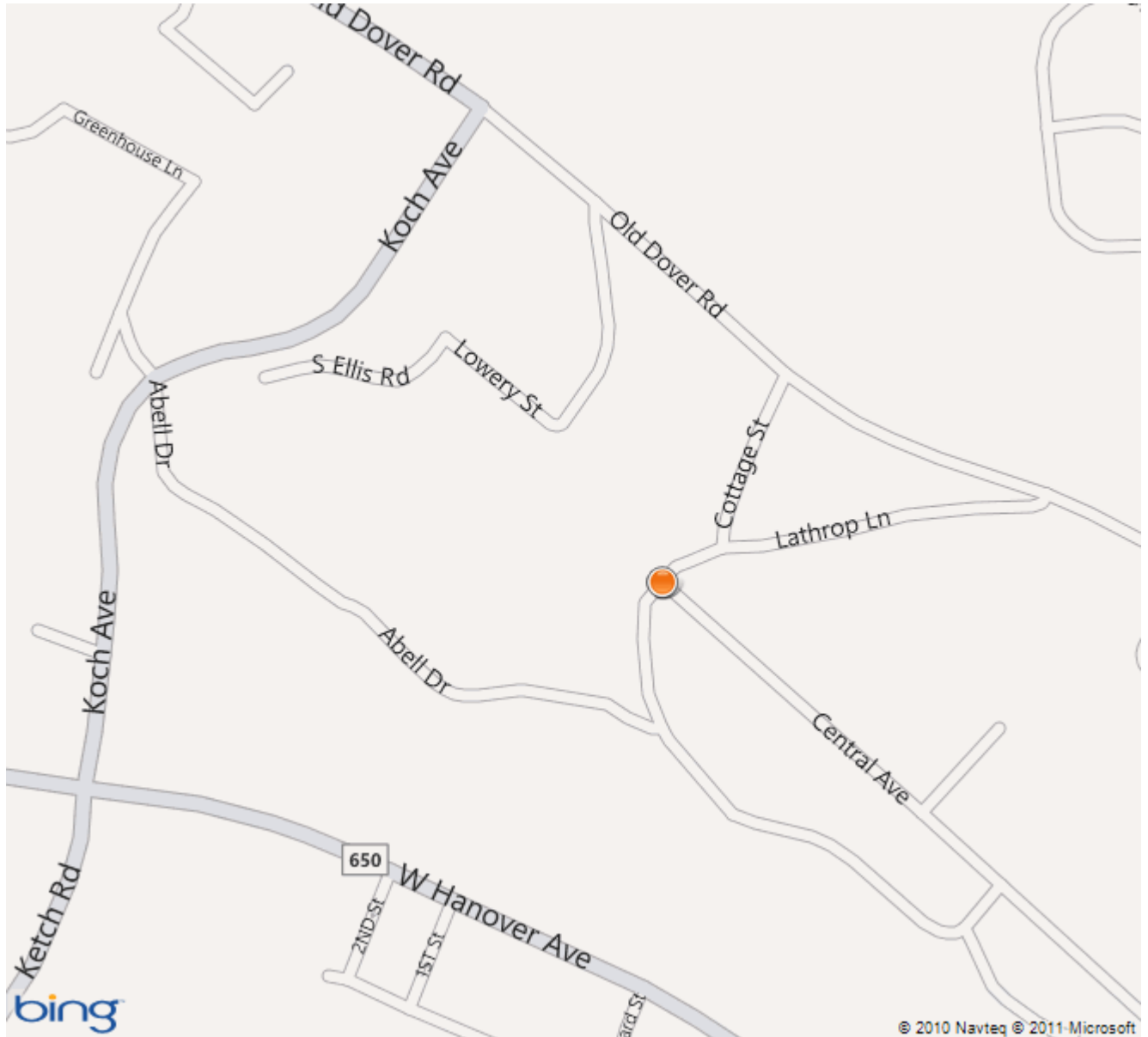
TE:	11-10-10
DOO FILE:	18-1000-000
B NO:	10-5483-000
G BY:	SAL
M BY:	HCN
D BY:	1"=300'
SCALE:	
OWNER NUMBER:	
SHEETS:	1 OF 4 SHEETS
	DRAWING NUMBER
	200.3377



Site of Demolition – Proposed Lot 4

[illegible]

Road Map
Greystone Park Psychiatric Hospital
Lathrop Lane & Central Avenue
Morris Plains, Morris County, NJ 07960



Roads to be removed:

- Abell Drive
- S. Ellis Road
- Lowery Street

EXHIBIT 'E'